

ORIGINAL

**MEMORANDUM**



0000087433

TO: Blessing Chukwu  
Executive Consultant III  
Utilities Division

FROM: Barb Wells *bw*  
Information Technology Specialist  
Utilities Division

THRU: Del Smith *DS*  
Engineering Supervisor  
Utilities Division

DATE: August 7, 2008

RE: **DEL RIO WATER COMPANY, LLC (DOCKET NO. W-04074A-08-0094)**  
**REVISED LEGAL DESCRIPTION**

The area requested by Del Rio for a CC#N has been plotted using a revised legal description, which has been docketed. This legal description is attached and should be used in place of the original description submitted with the application.

Also attached is a copy of the map for your files.

:bsw

Attachments

cc: Mr. Jeffrey Zimmerman  
Ms. Deb Person (Hand Carried)  
Mr. Marlin Scott, Jr.

Arizona Corporation Commission  
**DOCKETED**

AUG - 7 2008

DOCKETED BY	<i>mn</i>
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AZ CORP COMMISSION  
DOCKET CONTROL

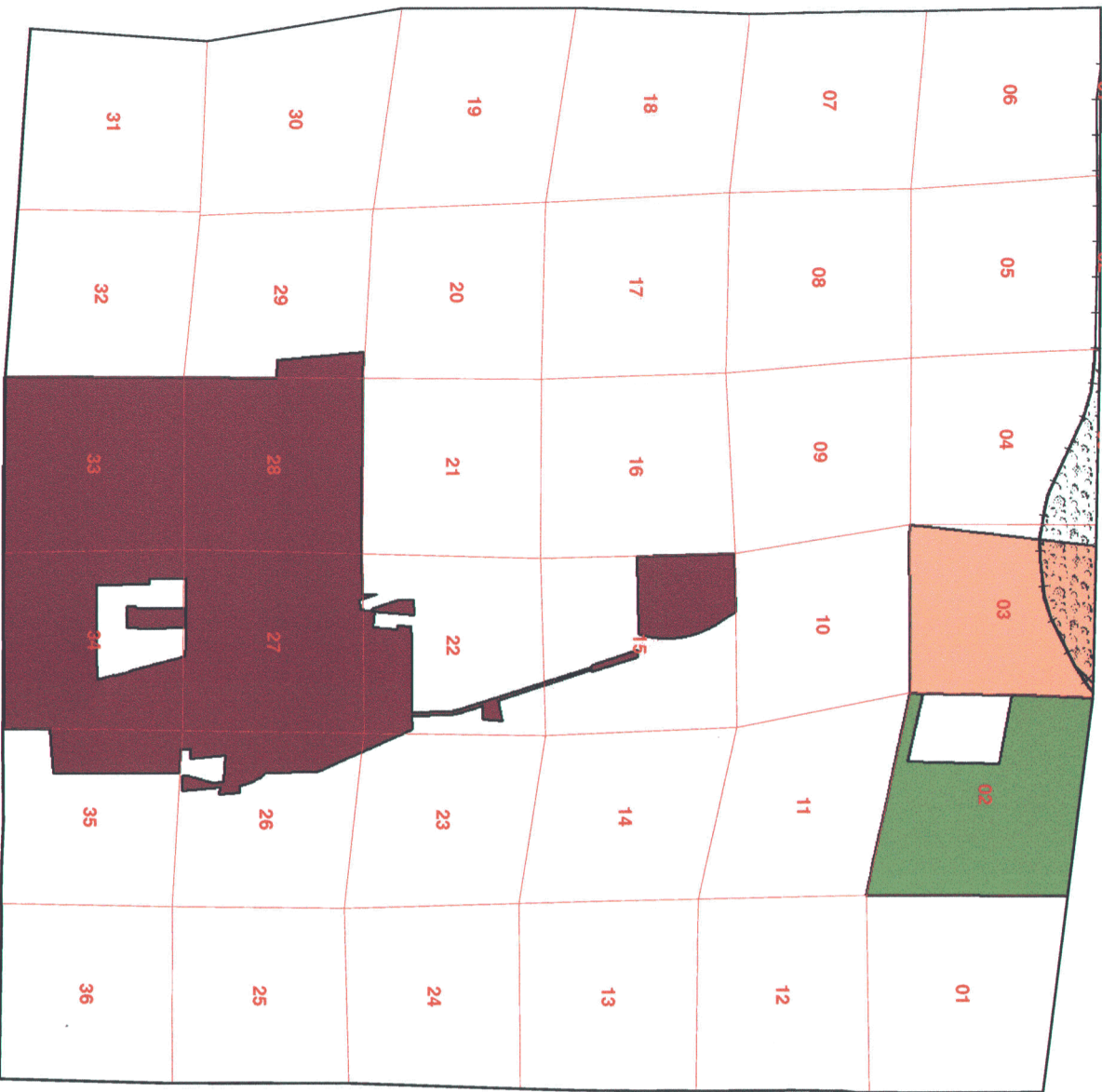
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**RECEIVED**

# YAVAPAI COUNTY

Map No. 45

RANGE 2 West



TOWNSHIP 17 North



W-1782 (2)

Abra Water Company, Inc.



W-2651 (1)

Juniper Wells Water Company, Inc.



(2)

Antelope Lakes Sewer, LLC

Docket No. SW-20510A-07-0062

Application for Sewer CC&N



(1)

Del Rio Water Company, LLC

Docket No. W-04074A-08-0094

Application for CC&N



Shephard & Wesnitzer, Inc.

221 North Marina Street, Suite 102  
Prescott, AZ 86301  
928.541.0443  
928.541.1075 fax  
www.swiaz.com

*Engineering an environment of excellence*

**LEGAL DESCRIPTION**  
**(Del Rio Springs Property – Overall Boundary)**  
**SW #06857**

**Parcel One**

A tract of land lying in Sections 15, 22, 23, 26, 27, 28, 29, 33, 34 and 35, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona described as follows:

Beginning at the Southwest Corner of Section 33;

Thence North 00°03'57" West 5362.80 feet to the Northwest Corner of Section 33;

Thence North 00°03'14" West 2681.03 feet to the West Quarter Corner of Section 28;

Thence North 00°01'26" West along the line common to Sections 28 and 29 a distance of 91.89 feet;

Thence North 86°56'18" West 584.25 feet;

Thence North 04°43'48" West 2608.08 feet to a point on the north line of Section 29;

Thence South 87°10'51" East 798.20 feet to the Northeast Corner of Section 29 also being the Northwest Corner of Section 28;

Thence South 89°48'37" East 2654.05 feet to the North Quarter Corner of Section 28;

Thence South 89°48'41" East 2654.87 feet to the Northeast Corner of Section 28, also being the Northwest Corner of Section 27;

Thence North 86°45'31" East along the north line of Section 27 distance of 1349.18 feet;

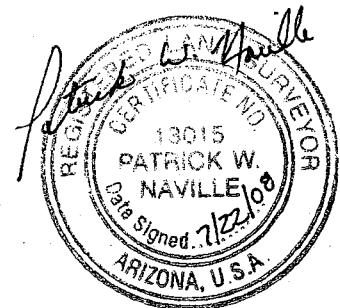
Thence North 01°13'38" East 355.26 feet;

Thence South 19°03'22" East 368.11 feet;

Thence North 86°59'55" East 317.65 feet;

Thence North 05°14'17" East 436.19 feet;

Thence South 84°45'37" East 498.97 feet;



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Thence North 05°14'23" East 729.00 feet;

Thence North 84°45'37" West 132.83 feet;

Thence North 05°14'23" East 401.10 feet;

Thence North 86°59'42" East 422.41 feet;

Thence North 89°59'12" East 2189.55 feet;

Thence North 00°53'41" West 1109.85 feet to a non-tangent point of curvature, the central point of which lies South 89°06'18" West 1095.92 feet;

Thence through a central angle of 17°00'01" on a curve to the left in a northerly direction an arc length of 325.17 feet;

Thence North 17°53'42" West 4224.67 feet;

Thence South 87°53'35" West 51.96 feet;

Thence North 17°53'42" West 1438.08 feet to a point on the east-west mid-section line of Section 15 from which, the East Quarter Corner of said Section 15 lies North 88°07'05" East 2397.71 feet;

Thence North 88°07'05" East along said mid-section line a distance of 208.07 feet;

Thence South 17°53'42" East 1437.23 feet;

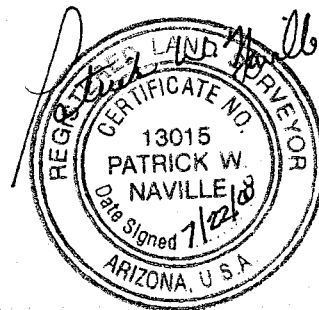
Thence South 87°53'35" West 51.96 feet;

Thence South 17°53'42" East 2988.69 feet;

Thence North 77°48'00" East 624.99 feet;

Thence South 04°43'34" West 575.12 feet;

Thence South 89°27'19" West 419.80 feet;



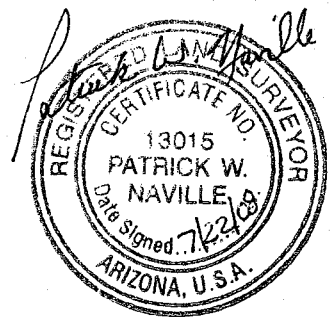
Expires 9/30/2009

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Thence South  $17^{\circ}53'42''$  East 740.00 feet to a point of curvature, the central point of which lies South  $72^{\circ}08'18''$  West 1195.92 feet;

Thence through a central angle of  $17^{\circ}00'01''$  on a curve to the right an arc length of 354.84 feet;

Thence South  $00^{\circ}53'41''$  East 1106.25 feet;

Thence North  $86^{\circ}59'12''$  East 410.47 feet to a point on the line common to Sections 22 and 23;

Thence South  $24^{\circ}43'32''$  East 3153.15 feet;

Thence South  $00^{\circ}27'27''$  East 1556.61 feet;

Thence South  $39^{\circ}03'21''$  East 255.12 feet to a point of curvature, the central point of which lies South  $50^{\circ}56'39''$  West 1054.93 feet;

Thence through a central angle of  $33^{\circ}35'53''$  on a curve to the right an arc length of 618.61 feet;

Thence South  $05^{\circ}27'29''$  East 21.18 feet;

Thence South  $86^{\circ}30'49''$  East 200.09 feet;

Thence South  $05^{\circ}30'38''$  East 610.16 feet;

Thence North  $86^{\circ}28'22''$  West 200.68 feet;

Thence South  $05^{\circ}27'29''$  East 1151.89 feet to a point on the south line of Section 26, from which, the Southwest Corner of Section 26 lies North  $87^{\circ}13'26''$  West 1886.54 feet;

Thence North  $87^{\circ}13'26''$  West along said south line of Section 26 a distance of 544.14 feet;

Thence South  $00^{\circ}21'23''$  West 3918.13 feet;

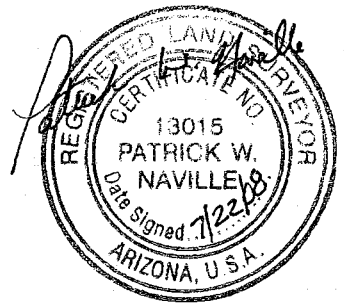
Thence South  $85^{\circ}28'50''$  West 1363.35 feet to a point on the line common to Sections 34 and 35;

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Thence South 00°09'39" East along said common section line a distance of 1402.70 feet to the Southeast Corner of Section 34;

Thence South 89°51'30" West along the south line of Section 34 a distance of 5344.05 feet to the Southwest Corner of Section 34, also being the Southeast Corner of Section 33;

Thence South 89°50'57" West 2552.13 feet to the South Quarter Corner of Section 33;

Thence South 89°53'19" West along the south line of Section 33 a distance of 2793.21 feet to the Point of Beginning containing 3142.03 acres, more or less.

**EXCEPTING FROM PARCEL ONE:**

The following described parcel of land lying in Sections 27 and 34, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona described as follows:

Commencing at the Southwest Corner of Section 34;

Thence North 00°10'04" East 5346.24 feet to the Northwest Corner of Section 34;

Thence North 88°17'13" East along the north line of Section 34 (also the south line of Section 27) a distance of 872.59 feet to the True Point of Beginning;

Thence North 00°10'30" East 81.84 feet;

Thence South 89°12'25" East 901.49 feet;

Thence South 89°18'35" East 597.64 feet;

Thence South 89°29'53" East 471.71 feet;

Thence South 89°29'53" East 400.04 feet to a non-tangent point of curvature, the central point of which lies South 74°17'05" West 11359.16 feet;

Thence through a central angle of 01°26'08" on a curve to the right in a southeasterly direction an arc length of 284.61 feet;

Thence South 14°20'40" East 1451.39 feet;

Thence North 75°29'22" East 24.91 feet;

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Thence South 14°20'19" East 500.21 feet;

Thence South 75°36'12" West 24.90 feet;

Thence South 14°20'21" East 538.55 feet;

Thence South 89°46'50" West 807.57 feet;

Thence South 89°46'19" West 309.91 feet;

Thence South 89°44'00" West 434.97 feet;

Thence South 89°48'13" West 659.79 feet;

Thence South 89°53'14" West 664.37 feet;

Thence North 00°26'24" West 1609.81 feet;

Thence South 89°10'57" West 175.68 feet;

Thence North 00°10'30" East 1035.54 feet to the True Point of Beginning containing 162.47 acres, more or less.

**ALSO EXCEPTING FROM PARCEL ONE:**

A parcel of land lying in Section 26, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona, described as follows:

Commencing at the Southwest Corner of Section 26;

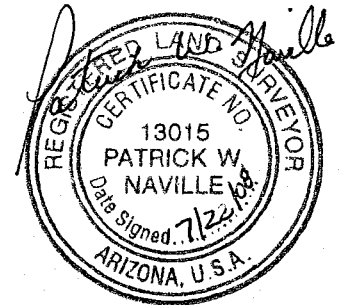
Thence South 87°13'26" East along the south line of Section 26 a distance of 543.89 feet to the True Point of Beginning:

Thence North 00°02'55" West 300.00 feet;

Thence South 87°13'46" East 300.00 feet;

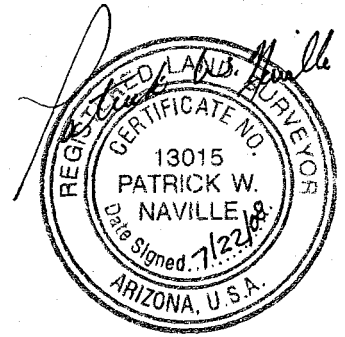
Thence North 05°25'20" West 1072.79 feet;

Thence South 86°28'09" East 812.93 feet;



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Thence South 05°27'29" East 325.39 feet;

Thence South 14°40'09" West 800.52 feet;

Thence South 09°20'04" West 247.02 feet to a point on the south line of Section 26;

Thence North 87°13'27" West along said south line a distance of 798.51 feet to the True Point of Beginning containing 23.18 acres, more or less.

**Parcel Two**

A tract of land lying in Section 15, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona described as follows:

Commencing at the East Quarter Corner of Section 15;

Thence South 88°07'05" West 2722.51 feet to the Center Quarter Corner of Section 15;

Thence South 88°07'05" West along the east-west mid-section line a distance of 254.10 feet to the True Point of Beginning;

Thence South 88°07'05" West 2469.82 feet to the West Quarter Corner of Section 15;

Thence North 02°22'10" West 2792.12 feet to the Northwest Corner of Section 15;

Thence North 88°36'30" East along the north line of Section 15 a distance of 1747.71 feet to a non-tangent point of curvature, the central point of which lies South 51°49'34" West 2856.45 feet;

Thence through a central angle of 05°17'39" on a curve to the right in a southeasterly direction an arc length of 263.93 feet;

Thence South 32°52'47" East 367.61 feet to a non-tangent point of curvature, the central point of which lies South 57°10'30" West 3222.14 feet;

Thence through a central angle of 38°04'37" on a curve to the right in a southeasterly direction an arc length of 2141.34 feet;



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Thence South 05°15'11" West 186.82 feet to the True Point of Beginning containing 148.09 acres, more or less.

**Parcel Three**

A tract of land lying in Section 22, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona described as follows:

Commencing at the Southwest Corner of Section 22;

Thence North 86°45'31" East along the south line of Section 22 a distance of 1720.61 feet;

Thence North 19°03'42" West 224.82 feet to the True Point of Beginning;

Thence North 19°03'42" West 858.12 feet;

Thence North 01°13'38" East 457.14 feet;

Thence North 86°59'48" East 455.93 feet;

Thence South 05°14'17" West 1274.21 feet;

Thence South 71°22'08" West 72.31 feet to the True Point of Beginning containing 9.23 acres, more or less.

**Parcel Four**

A tract of land lying in Section 34, Township 17 North, Range 2 West, G.&S.R.M., Yavapai County, Arizona described as follows:

Commencing at the Northwest Corner of Section 34;

Thence North 88°17'13" East along the north line of Section 34 a distance of 1774.51 feet to the True Point of Beginning;

Thence continuing North 88°17'13" East along said section line a distance of 540.17 feet;

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Thence North 88°16'05" East along said section line a distance of 58.86 feet;

Thence South 00°27'40" East 1151.34 feet;

Thence South 24°09'24" East 5.48 feet;

Thence South 00°43'31" West 615.07 feet;

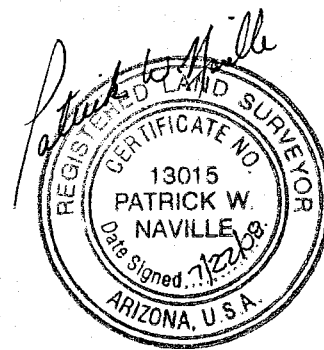
Thence South 89°48'15" West 668.22 feet;

Thence North 00°56'29" West 266.68 feet;

Thence North 52°06'47" East 81.91 feet;

Thence North 00°16'37" East 390.14 feet;

Thence North 00°11'45" East 1048.61 feet to the True Point of Beginning containing 25.01 acres, more or less.



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**Notes:**

- The descriptions (and the Basis of Bearings for same), contained herein are based on an unrecorded survey prepared by RBF Consulting (Project No. 45-100670) signed and sealed by Brent Smith, RLS 29891. No assurances or warranties are made or implied by Shephard-Wesnitzer, Inc. or Patrick W. Naville, RLS 13015 as the accuracy or completeness of said survey.
- This description was requested by the client for use by the Arizona Corporation Commission. Use of said description by any other than the Arizona Corporation Commission, or modification in any way of said description terminates the liability of the surveyor.
- References to rights-of-way and other certain property elements were omitted from this description at the request of the Arizona Corporation Commission. No liability is assumed by Shephard-Wesnitzer, Inc. or Patrick W. Naville, RLS 13015 for the exclusion of said references and property elements.
- Modification in any way of this description terminates the liability of the surveyor.